

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22184

Property Information

property address: 705 N TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 45, LOT 6.7
owner name/address: NGUYEN, DONG VAN & NHU KIM QUACH
14313 FM 2154 RD
COLLEGE STATION, TX 77845-3390
full business name: El Sol de Mexico Taqueria & Restaurant
land use category: Comm - Retail type of business: _____
current zoning: C3 occupancy status: _____
lot area (square feet): 11500 frontage along Texas Avenue (feet): 115
lot depth (feet): 100 sq. footage of building: 1628
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 16 # of stories: 1
type of buildings (specify): Brick
building/site condition: 3
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
fr=44 / str side = 44 / prop side = 46 / rear = 10
approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) wood fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: metal
overall condition (specify): Dirty but in ok condition
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 15
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: latched w/ faded stripes
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☐ standard curbs ☒ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: partial closure

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: needs trees along frontage on Texas

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

likely that people go over curb @ corner to leave parking lot; looks like curb cut but not